

FEES TO TENANTS

BEFORE YOU MOVE IN

As with all agents there are fees that will apply when renting a property through AJM Estates.

Single Application **£300.00 Including VAT**

Joint Application **£600.00 Including VAT**

Additional Application **£150.00 Including VAT**

Referencing per tenant (identity, immigration and visa, financial credit checks, referencing from current or previous employer, landlords and any other relevant information to access affordability) as well as contract negotiating (amending and agreeing terms) and arranging the tenancy agreement.

Per Guarantor **£100.00 Including VAT**

In some cases due to insufficient income or financial history a guarantor may be required. They will need to be referenced by the credit agency and provide the necessary ID. They will be responsible for the full amount of the rent if you are unable to pay at any time during the tenancy, also for any breach of the tenancy term. They will be required to sign a Deed of Guarantee and or the Tenancy Agreement.

Student Applicant **£180.00 Including VAT**

Referencing per tenant (identity, immigration and visa, financial credit checks, referencing from current or previous employer, landlords and any other relevant information to access affordability) as well as contract negotiating (amending and agreeing terms) and arranging the tenancy agreement.

Company Let **£420.00 Including VAT**

Referencing the identity of the company, financial credit checks and any other relevant information to access affordability as well as contract negotiating (amending and agreeing terms) and arranging the tenancy agreement.

Pet Deposit **£250 (returnable subject to terms)**

Permission needs to be granted for pets to be kept at the property. If this is obtained an additional tenancy deposit will be required. An addendum will also be granted stating that the flooring must be professionally cleaned and fumigated at the end of the tenancy.

DURING YOUR TENANCY

Amendment Fee **£120 Including VAT**

If you wish to make any alterations to the tenancy after the commencement. This will also be chargeable if you change the start date which will necessitate amended documentation being produced. During a tenancy tenants can only be removed from/added to tenancy with written consent from us.

Tenancy Renewal **6 Months £72.00 Including VAT or 12 Months £120 Including VAT**

If you and your landlord agrees to renew the tenancy after the initial term the charge will apply to produce the appropriate paperwork.

Late Rent **£42.00 Including VAT**

Automatically be applied if your rent is 7 days late. If the landlord incurs bank charges as a result of rent being paid late or remaining in arrears then you will also be liable for these charges (subject to proof from the landlord)

Represented Cheques **£30.00 Including VAT**

If we receive a cheque from you which has to be re-presented to the bank or is returned for whatever reason, a this charge will apply due to bank charges that we may incur as well as increased administration. This does not include any bank charges incurred by the landlord.